017.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,800 /	717,800
					USE VALUE:	717,800 /	717,800
					ASSESSED:	717,800 /	717,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREDMAN LISA
Owner 2:	
Owner 3:	
Street 1:	63 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Aluminum Exterior and 1360 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	237,800		480,000	717,800
Total Card	0.138	237,800		480,000	717,800
Total Parcel	0.138	237,800		480,000	717,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.79 | /Parcel: 527.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	12275
GIS Ref	
GIS Ref	
Insp Date	07/25/18

!1475!

PREVIOUS ASSESSMENT

Parcel ID: 017.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,900	0	6,000.	480,000	717,900	717,900	Year End Roll	12/18/2019
2019	101	FV	196,900	0	6,000.	510,000	706,900	706,900	Year End Roll	1/3/2019
2018	101	FV	196,900	0	6,000.	372,000	568,900	568,900	Year End Roll	12/20/2017
2017	101	FV	196,900	0	6,000.	324,000	520,900	520,900	Year End Roll	1/3/2017
2016	101	FV	196,900	0	6,000.	276,000	472,900	472,900	Year End	1/4/2016
2015	101	FV	192,200	0	6,000.	270,000	462,200	462,200	Year End Roll	12/11/2014
2014	101	FV	192,200	0	6,000.	222,000	414,200	414,200	Year End Roll	12/16/2013
2013	101	FV	192,200	0	6,000.	211,200	403,400	403,400		12/13/2012

PRINT

Date	Time
12/10/20	17:03:47

LAST REV

Date	Time
09/20/19	13:01:26
apro	
1475	

USER DEFINED

Prior Id # 1:	12275
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSI ELLYN/ETA	30550-113		8/16/1999		280,000	No	No		
GEREMONTE AUSTI	7780-518		1/18/1996		112,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2013	268	Manual	10,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
5/23/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	189	PATRIOT
6/14/2000	MLS		
4/3/2000	Inspected	276	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
8/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	80515
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344709
Depreciation:	106860
Depreciated Total:	237849

COMMENTS

OF=SINK IN BMT, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

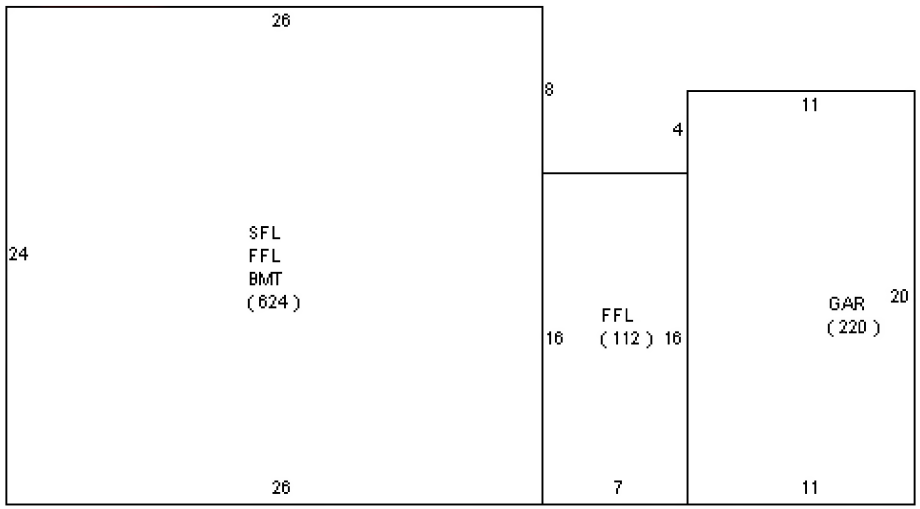
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	736	167.050	122,946
BMT	Basement	624	50.110	31,271
SFL	Second Floor	624	167.050	104,237
GAR	Garage	220	26.100	5,741
	Net Sketched Area:	2,204	Total:	264,195
Size Ad	1360	Gross Are	2204	FinArea 1360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	107.89
Final Total:	237800	Val/Su SzAd	174.85

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: